

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF HORNADAY ROAD WEST OF NICHOLAS ROAD

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from Light Industrial to Conditional District – Highway Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the northern right-of-way line of Hornaday Road, said point being the southeast corner of Lot 3 of Gate City Commons as recorded in Plat Book 154, Page 018 in the Office of the Guilford County Register of Deeds; thence along the line of said Lot 3 N08°56'46"E 225.31 feet to a point; thence N02°27'04"E 220.68 feet to a point; thence N87°32'56"W 89.44 feet to a point; thence N04°31'20"E 167.45 feet to a point; thence S85°27'11"E 20.14 feet to a point; thence N04°31'05"E 149.85 feet to a point; thence S85°29'42"E 110.02 feet to a point; thence S04°34'21"W 119.91 feet to a point; thence S85°25'53"E 49.91 feet to a point; thence S04°30'39"W 248.42 feet to a point; thence S85°26'35"E 125.74 feet to a point; thence S29°29'59"W 177.99 feet to a point; thence N87°33'31"W 49.38 feet to a point; thence S04°59'17"W 207.93 feet to a point in the northern right-of-way line of Hornaday Road; thence S04°59'17"W 60 feet to a point in the southern right-of-way line; thence along said southern right-of-way line along a curve to the right a chord bearing and distance S83°17'55"W 101.51 feet to a point; thence crossing Hornaday Road N08°56'46"E 60 feet to the point and place of BEGINNING, as shown on "Final Plat Gate City Commons" prepared by CPT Engineering and Surveying, Inc. and dated March 16, 2004.

Section 2. That the rezoning of Light Industrial to Conditional District – Highway Business is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All uses allowed in the GB zoning district except: recycling collection points; satellite dishes/communication towers; bars; convenience stores with fuel pumps; pawnshops; recreational vehicle sales; restaurants with drive-thru; service stations, gasoline; and radio, television or communication towers.
- 2) No drive-thru windows.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on November 28, 2005.